103.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	918,800 / 918,800
					USE VALUE:	918,800 / 918,800
					ASSESSED:	918,800 / 918,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		ARROWHEAD LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MESSURI MICHELLE
Owner 2:	
Owner 3:	
Street 1:	14 ARROWHEAD LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MESSURI JOHN -
Owner 2:	-
Street 1:	14 ARROWHEAD LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,529 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 3125 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9529.000	424,700		494,100	918,800
Total Card	0.219	424,700		494,100	918,800
Total Parcel	0.219	424,700		494,100	918,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 294.02 | /Parcel: 294.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 66608

GIS Ref

GIS Ref

Insp Date 09/13/18

PREVIOUS ASSESSMENT

Parcel ID 103.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	424,400	0	9,529.	494,100	918,500	918,500	Year End Roll	12/18/2019
2019	101	FV	323,200	0	9,529.	494,100	817,300	817,300	Year End Roll	1/3/2019
2018	101	FV	323,200	0	9,529.	423,500	746,700	746,700	Year End Roll	12/20/2017
2017	101	FV	323,200	0	9,529.	395,300	718,500	718,500	Year End Roll	1/3/2017
2016	101	FV	323,200	0	9,529.	338,800	662,000	662,000	Year End	1/4/2016
2015	101	FV	315,300	0	9,529.	303,500	618,800	618,800	Year End Roll	12/11/2014
2014	101	FV	315,300	0	9,529.	280,900	596,200	596,200	Year End Roll	12/16/2013
2013	101	FV	315,300	0	9,529.	267,900	583,200	583,200		12/13/2012

!8237!

PRINT

Date	Time
12/10/20	22:48:58

LAST REV

Date	Time
10/01/18	15:15:13
mmcmakin	
8237	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MESSURI JOHN	1334-80		3/13/2007	Family	1	No	No		
GOGUEN FRANK JO	1291-193		10/19/2004	Change>Sale	560,000	No	No		
MAC ASKILL NORM	32258-72		1/19/2001		430,000	No	No		
	15519-587		4/1/1984		130,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/8/2004	851	Addition	135,000			G6	GR FY06	ADD2ND STY

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	BS	Barbara S
6/1/2009	Measured	189	PATRIOT
4/12/2005	Permit Visit	BR	B Rossignol
3/25/2001	MLS	MM	Mary M
11/20/1999	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	263	PATRIOT
8/10/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	66608
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9529		Sq. Ft.	Site		0	70.	0.74	4									494,109						494,100	

Total AC/HA: 0.21876 | Total SF/SM: 9529 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 494,109 | Spl Credit | Total: 494,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	30	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.06999993
Const Adj.:	1.01646590
Adj $ / SQ:	135.952
Other Features:	84846
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	521770
Depreciation:	97049
Depreciated Total:	424721

COMMENTS

643-6101.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 1			HB			

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

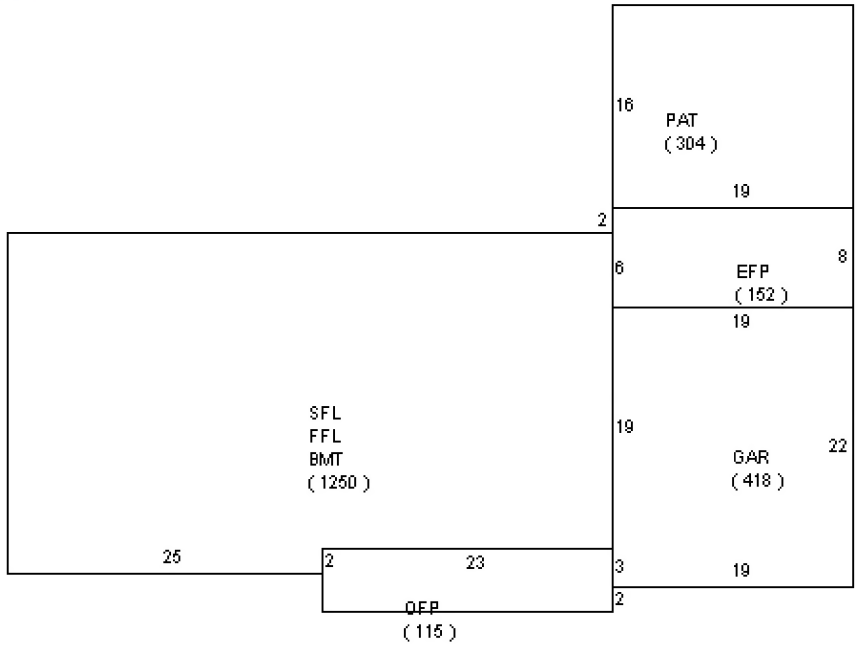
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	135.95
Special Features:	0	Val/Su Net:	89.62
Final Total:	424700	Val/Su SzAd	169.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,250	61.180	76,473
FFL	First Floor	1,250	135.950	169,940
SFL	Second Floor	1,250	135.950	169,940
GAR	Garage	418	21.330	8,914
PAT	Patio	304	3.540	1,076
EFP	Enclos Porch	152	45.880	6,974
OFP	Open Porch	115	31.360	3,606
	Net Sketched Area:	4,739	Total:	436,923
Size Ad	2500	Gross Are	4739	FinArea 3125

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

103.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	